085.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,300 / 969,300
					USE VALUE:	969,300 / 969,300
					ASSESSED:	969,300 / 969,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NORTON MILES D & ALLISON B
Owner 2:	
Owner 3:	
Street 1:	6 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RICCIOTTI JERRY G--ETAL -
Owner 2:	RICCIOTTI MADELINE P -
Street 1:	6 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	553,500		415,800	969,300
Total Card	0.133	553,500		415,800	969,300
Total Parcel	0.133	553,500		415,800	969,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.65 /Parcel: 484.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53854

GIS Ref

GIS Ref

Insp Date 10/20/18

!6956!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	553,500	0	5,800.	415,800	969,300		Year end	12/23/2021
2021	101	FV	298,200	0	5,800.	415,800	714,000		Year End Roll	12/10/2020
2020	101	FV	298,200	0	5,800.	415,800	714,000	714,000	Year End Roll	12/18/2019
2019	101	FV	227,500	0	5,800.	409,900	637,400	637,400	Year End Roll	1/3/2019
2018	101	FV	238,100	0	5,800.	314,800	552,900	552,900	Year End Roll	12/20/2017
2017	101	FV	238,100	0	5,800.	297,000	535,100	535,100	Year End Roll	1/3/2017
2016	101	FV	238,100	0	5,800.	273,200	511,300	511,300	Year End	1/4/2016
2015	101	FV	224,700	0	5,800.	255,400	480,100	480,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:46:58

LAST REV

Date	Time
06/24/21	17:55:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6956

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICCIOTTI JERRY	63314-87		2/27/2014	Estate/Div	474,000	No	No		Madeline Ricciotti d.o.d. 2/12/2013 bk 63314
	9600-32		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	442	Addition	439,707	O				
6/16/2014	667	Heat App	22,650					

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	Inspected	BS	Barbara S
8/30/2018	MEAS&NOTICE	BS	Barbara S
6/5/2015	SQ Returned	EMK	Ellen K
6/26/2014	Info Fm Prmt	PC	PHIL C
3/4/2009	Meas/Inspect	372	PATRIOT
5/24/2000	Meas/Inspect	263	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
8/6/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	6									415,801						415,800	

Total AC/HA:	0.13315	Total SF/SM:	5800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	415,801	Spl Credit		Total:	415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22127318
Const Adj.:	1.03939605
Adj $ / SQ:	165.020
Other Features:	95702
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620499
Depreciation:	67014
Depreciated Total:	553485

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

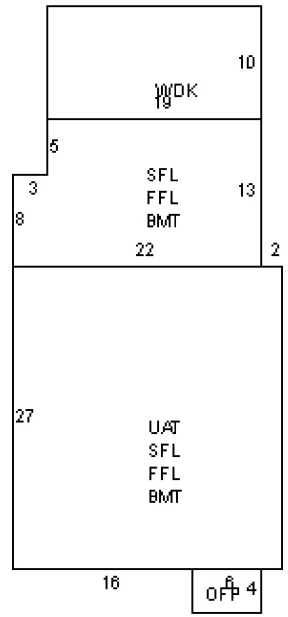
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	219.48
Special Features:	0	Val/Su Net:	176.67
Final Total:	553500	Val/Su SzAd	301.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	919	49.510	45,496
FFL	First Floor	919	165.020	151,654
SFL	Second Floor	919	165.020	151,654
WDK	Deck	190	11.710	2,224
UAT	Upper Attic	162	115.510	18,713
OFP	Open Porch	24	45.730	1,098

Net Sketched Area:	3,133			Total:	370,839
Size Ad	1838	Gross Area	3619	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

085.0-0005-0012.0

IMAGE

AssessPro Patriot Properties, Inc